

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69605
Petitioner: CASTLE ROCK DEVELOPMENT COMPANY - THE MEADOWS - v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0475937+13
Category: Valuation/Protest Appeal Property Type: Vacant Land

2. Petitioner is protesting the 2016 actual value of the subject property.

3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$12,320,103
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 actual value of the subject property, as set forth above.
 The Douglas County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 21st day of July 2017.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Christine Fontenot

Christine Fontenot



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2017 JUL 20 PM 2:55
Petitioner: CASTLE ROCK DEVELOPMENT COMPANY, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 69605 Schedule Nos.: R0475937 +13
Attorneys-for-Respondent: Dawn L. Johnson, #48451 Office of the County Attorney Douglas County, Colorado 100 Third Street Castle Rock, Colorado 80104 Phone Number: 303-660-7414 FAX Number: 303-484-0399 E-mail: attorney@douglas.co.us	
STIPULATION (As to Tax Year 2016 Actual Values)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2016 valuations of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Commercial Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2016.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2016 actual values of the subject properties, as also shown on Attachment A.

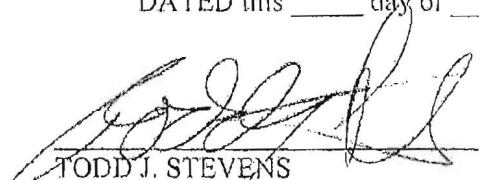
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2016.

7. Brief Narrative as to why the reductions were made:

Further review of market sales, absorption rates, level of completion, and equalizing value based on the 2015 BAA Order under Docket 68150 warranted a change in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 19, 2017 at 8:30 a.m. be vacated.

DATED this _____ day of JUL 20 2017, 2017.



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for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 69605

DOCKET NO. 69605

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0475937	1,453,158	1,453,158	1,227,516
R0483911	3,052,960	3,052,960	2,406,977
R0483913	811,431	811,431	685,434
R0482750	1,920,214	1,920,214	1,816,838
R0484772	472,844	472,844	447,389
R0492122	2,178,906	2,178,906	2,178,906
R0477193	179,658	179,658	148,234
R0477195	1,086,968	1,086,968	896,847
R0477196	398,808	398,808	329,053
R0477198	1,261,723	1,261,723	1,041,036
R0477202	608,684	608,684	418,517
R0477204	360,659	360,659	297,576
R0477206	55,023	55,023	45,399
R0442121	405,410	405,410	380,381
Totals	\$ 14,246,446	\$ 14,246,446	\$ 12,320,103